boostmobile™

5817 W Indian School Rd
Phoenix, AZ 85031

Retail Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

Point Of Contact

Hudson DeJean
Associate Vice President
(602) 218-5242
hudson.dejean@matthews.com
License No. SA704485000 (AZ)

Alex DeSoto
FVP & Director
(949) 662-2257
alex.desoto@matthews.com
License No. 02087057 (CA)

David Harrington
Broker of Record
Broker Lic. No.: BR715518000 (AZ)
Firm Lic. No.: CO701910000 (AZ)

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Table of Contents

Property Overview

Boost Mobile
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Investment Highlights

Property Highlights

- **Recent 5-Year Lease Extension:** The tenant recently exercised a 5-year lease renewal option, reaffirming its long-term commitment to the location and extending the lease term.
- **Established Multi-Unit Operator:** The tenant operates multiple locations throughout the Phoenix MSA, demonstrating an established regional presence and operational experience.
- **Attractive Rent Growth:** The lease structure includes 3% annual rent escalations, providing consistent income growth and a strong hedge against inflation.
- **Limited Landlord Responsibilities:** The tenant is responsible for maintaining the premises and covering all operating expenses, along with CAM for the Shopping Center, with the landlord responsible only for the structure.
- **High-Traffic Intersection:** The property is located at the signalized intersection of 59th Avenue and Indian School Road, which experiences approximately ±80,000 vehicles per day, supporting strong consumer exposure.
- **Densely Populated Trade Area:** The surrounding trade area includes approximately 219,026 residents within a 3-mile radius and 469,714 residents within a 5-mile radius, providing a substantial and established customer base.


E
Industrial District
Milwaukee Brewers Training Facility
Stadium Capacity is ±10,000 Per Game
$341m-$1.6b in Total Business Impact Statewide
Downtown Phoenix
±8.1 Miles Away
McDonald's
peter piper pizza
Walmart Supercenter
Raising Cane's Chicken Fingers
Parkway Apartments
±36 Units
Casa Verde Apartments
±116 Units
ROSS DRESS FOR LESS
CobbleStone Car Wash
Maryvale Plaza
El Super
Burlington
Wendy's
DOLLAR TREE
ACE Hardware
Walgreens
Panda Express
MAY GARDEN
boost mobile
Subject Property
59th & Indian School Shopping Center
The intersection sees ±80,000 vehicles per day, making it one of the busier retail corners in west Phoenix.
MARISCOS EL NUEVO ALTATA
W Indian School Rd ± 44,000 VPD
CIRCLE K
CVS pharmacy
N 59th Ave ± 36,053 VPD

W
Trevor G. Browne High School
±2,965 Students
Solara Apartments
±1,012 Units
Ellen Terrace
±108 Residential Homes
Sunset Meadows
±100 Residential Homes
StateFarm STADIUM
State Farm Stadium
±1.2 Million People Visit
State Farm Stadium Annually
Less than 20 Min Away
Grand Canyon University Championship Golf Course
Public Golf Course | Drawing in 150-250 Golfers Per Day
Cypress Gardens
±51 Residential Homes
Western School of Science and Technology
High School | ±533 Students
Raintree Gardens
±51 Residential Homes
fry's
El Pollo Loco
Pizza Hut
CVS pharmacy
CIRCLE K
N 59th Ave ± 36,053 VPD
W Indian School Rd ± 44,000 VPD
MARISCOS EL NUEVO ALTATA
美國園 MAY GARDEN
boost mobile
Subject Property
59th & Indian School Shopping Center
The intersection sees ±80,000 vehicles per day,
making it one of the busier retail corners in west Phoenix.

5817 W Indian School Rd
Phoenix, AZ 85031

±1,980 SF
GLA*

2002
Year Built

±80,000 VPD
N 59th Ave & W Indian School Rd

NNN
Lease Type

$627,000
Price

*Buyer to verify GLA with a new survey

Financial Overview

Boost Mobile
5817 W Indian School Rd Phoenix, AZ 85031

Financial Summary

$627,000 List Price	**6.50%** Cap Rate	**±4.6 Years** Term Remaining	**±0.14 AC** Lot Size*

Property Details

Tenant	Boost Mobile
Lease Guarantor	Personal
Lease Type	NNN
Lease Commencement Date	3/1/2026
Lease Expiration Date	2/28/2031
Lease Term Remaining	±4.6 Years
Annual Rent	$40,671.96
Rent Increases	3% Annually
Option Periods	None
Parking Lot / CAM	Tenant Responsibility
Property Tax	Tenant Responsibility
Insurance	Tenant Responsibility
Roof	Tenant Responsibility
Structure	Landlord Responsibility
Parking Spaces*	4

*Buyer to verify Parking and Lot Size with a new survey

Annualized Operating Data

Years	Monthly Rent	Annual Rent	Rent Increases
Current - 2/28/2027	**$3,389.33**	**$40,671.96**	**-**
3/1/2027 - 2/28/2028	$3,491.01	$41,892.12	3.00%
3/1/2028 - 2/28/2029	$3,595.74	$43,148.88	3.00%
3/1/2029 - 2/28/2030	$3,703.61	$44,443.35	3.00%
3/1/2030 - 2/28/2031	$3,814.72	$45,776.65	3.00%

Tenant Summary

Year Founded
2001

Headquarters
Englewood, CO

Ownership Status
Subsidiary of EchoStar Corp

Employees
±6,700

Annual Revenue
±3.5 Billion

Tenant Overview
Boost Mobile is a nationally recognized prepaid wireless service provider offering affordable, contract-free mobile plans, devices, and accessories through a broad network of retail stores and authorized dealers across the United States. Founded in 2001 and headquartered in Englewood, Colorado, the brand operates under DISH Wireless L.L.C., a subsidiary of EchoStar Corporation (NASDAQ: SATS). Boost Mobile serves millions of wireless subscribers and is positioned as a value-focused alternative to traditional carriers, leveraging a hybrid network that includes DISH's growing 5G infrastructure along with national roaming agreements. The company maintains strong brand awareness in urban and suburban markets and relies heavily on neighborhood retail locations to distribute devices, activate services, and support customers.

Why Invest in Boost Mobile?

- **National Brand Recognition:** Boost Mobile is a well-established prepaid wireless brand with strong visibility and consumer demand across urban and value-oriented retail markets.
- **Backed by Public Parent Company:** Operates under EchoStar Corporation (NASDAQ: SATS), providing institutional backing and long-term telecommunications infrastructure investment.
- **Essential Service Retailer:** Wireless connectivity is a necessity-based service, generating consistent customer traffic and recurring demand for activations, upgrades, and accessories.
- **Extensive Retail Distribution Model:** Thousands of Boost Mobile locations and dealer stores nationwide demonstrate a scalable and proven neighborhood retail model.

Market Overview

Boost Mobile
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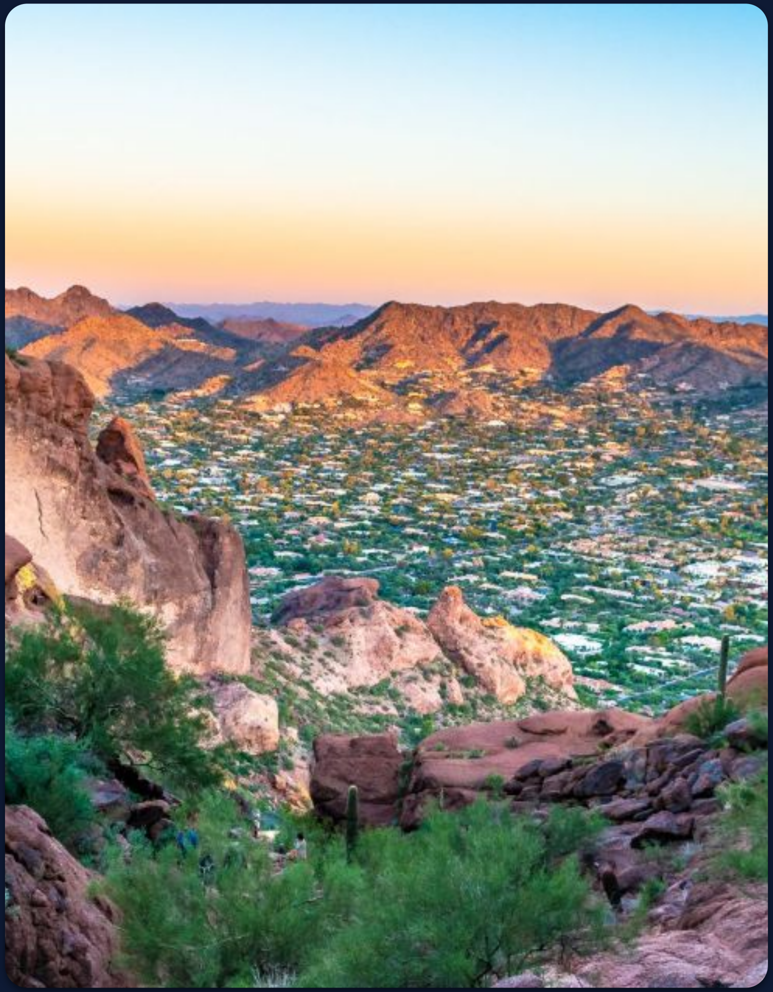
Phoenix, Arizona

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M	1.7%	$398B	1.6%
Total Phoenix MSA Population	Annual Population Growth (2020-2025)	Gross Domestic Product (GDP) in 2023	Annual Employment Growth (2023-2024)

Phoenix - The Southwest's Destination For Dynamic Growth



Phoenix MSA Accolades & Rankings

#10	Largest MSA in the U.S. - U.S. Census Bureau	#14	Highest GDP ($398B) Among U.S. Metros - BEA
#4	Best Performing Cities in the U.S. - Milken Institute (2022)	#1	Largest MSA in the state of Arizona - U.S. Census Bureau
#1	Top Growth Metro In U.S. 2020-2020	#4	Largest population growth in the U.S. - AZ Big Media
#3	Best U.S. Metro for Manufacturing - Niche	#7	Best startup cities in America - AZ Big Media

Phoenix has consistently ranked as one of the top locations in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city's thriving job market—anchored by major employers in technology, healthcare, education, and manufacturing—continues to draw a highly skilled workforce and supports ongoing population growth.

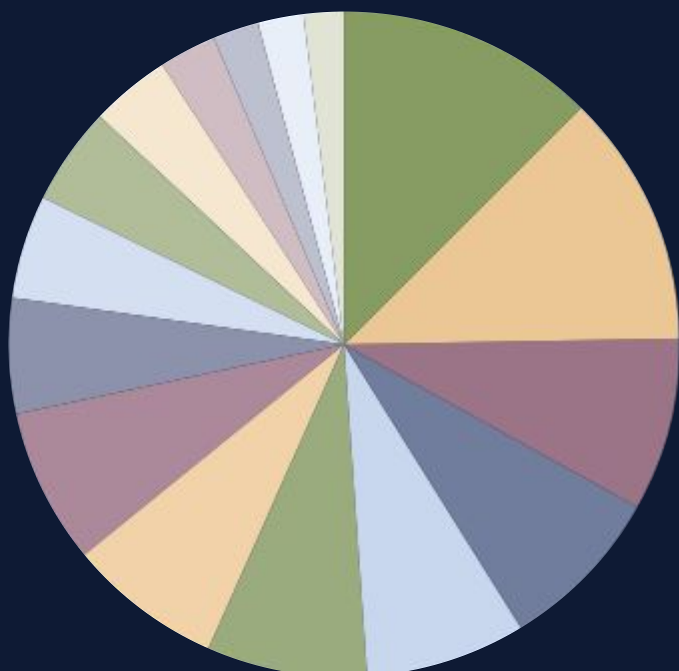
Here's what makes Phoenix stand out as a premier destination:

Rapid Economic Growth | Lifestyle Affordability | Booming Population and Energy | Connectivity and Infrastructure Environmental Innovation | Support for Entrepreneurs | Education Excellence | Outdoor Adventure and Recreation Resilient Housing and Business Markets

- Source: Data USA

Soaring High As A Hub For Growth And Innovation

The Phoenix MSA economy is one of the most dynamic in the United States, fueled by a diverse range of industries, including technology, advanced manufacturing, healthcare, and renewable energy. With a GDP of approximately $362.1 billion, the region stands as a significant economic force, ranking among the top metro areas for business growth and investment potential. Phoenix's rapid population growth, strategic location in the Southwest, and business-friendly climate consistently attract both Fortune 500 companies and startups, solidifying its reputation as a hub for innovation and economic development.



- 12.30% HEALTH CARE
- 12.00% RETAIL
- 8.28% EDUCATION
- 7.85% MANUFACTURING
- 7.67% FINANCE
- 7.61% CONSTRUCTION
- 7.57% PROFESSIONAL
- 7.13% ACCOMMODATION
- 5.57% ADMIN & SUPPORT
- 5.03% TRANSPORTATION
- 4.44% OTHER SERVICES
- 3.99% PUBLIC ADMIN
- 2.53% REAL ESTATE
- 2.33% WHOLESALE TRADE
- 2.14% ARTS/ENTERTAINMENT
- 1.77% INFORMATION

$398 Billion
Gross Domestic Product (2022)

12.7% Growth
In Employment Since 2020

- Source: Data USA

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